

MAY 6, 2010
MINUTES FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING

Call to Order: 12:00 AM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

First Appointment: 12:00 PM Bill Weber **7907-51-4972-000**. He stated that he felt this was assessed too high and that the assessor did not take into account the drainage that comes across his property, especially on the driveway. Questioned why one shed FV and other by Sq. Ft. pricing, both in similar shape, one larger. Also the asphalt paving is in poor condition versus good.

Second Appointment: 12:20 PM Shirley Glasscock **6070-32-2034-000** & **6070-31-3944-000**. He stated that he felt that they arbitrarily had put the homesite and residual acreage of **6070-32-2034** much higher than his other lot & house (**6070-31-3944**). Maybe this should be reduced to match the first parcel. Also the second parcel has water in the basement due to poor drainage, perhaps an EO factor here would be appropriate.

Third Appointment: 12:45 PM Dennis Jones (phone in) **7902-82-6798-000**. He stated that the land was landlocked as the railroad is no longer granting driveways over their tracks. The BOE told him we needed a letter from the railroad or the website he used to acquire this information. He sold the adjoining house and lot but is quite sure they wouldn't give up their front yard so he could use their driveway over the railroad tracks.

Walgreens meeting postponed: Our 1 PM meeting had a misunderstanding and will try again later.

Fourth Appointment: 1:23 PM Arthur House (phone in) **6956-50-5276-000**. He stated that he felt the value was too high as this parcel does not perk even for an alternative system (provided letter in folder). Also he had this parcel sold until he got that information, so he would like us to remove the homesite value and include that acre with the wooded at \$20,000 an acre.

Fifth Appointment: 2:00 PM Cameron Eaton, **6031-90-8212-000**. She stated that this parcel is just like the other 2 5.7+ acre parcels, in fact it is further from the state road. But the homesite and residual acreage is at a much higher rate and probably should be assessed to match the other 2 lots in her subdivision.

Sixth Appointment: 2:30 PM Jerry Walker (phone in) **6011-05-4182-000**, **6011-15-9734-000**, **6011-15-2776-000** & **6011-25-5535-000**. He stated that he felt the value was too high as all these parcels have no deeded R/W and they are on Route 66 which makes for a larger access problem. There are no homesites pulled on this land and the first one (**6011-05-4182**) is only 2.6 acres, therefore at a higher rate per acre. The last one (**6011-25-5535**) is slightly smaller than the middle 2 parcels, but at \$1,000 less per acre.

Seventh Appointment: 3:00 PM Brian Krause **6020-52-3078-000**. He stated that the assessed value on this was above what he could get it appraised for. After several appraisals he finally got a figure of \$535,000 and was able to buy it for less than that (\$155,000 less than the County's assessment). Perhaps the homesite could be reduced to match neighbors, change grade back to a B and condition good versus excellent and it will be closer to his appraisal.

Eighth Appointment: 3:32 PM Susan Sloane **6080-07-4780-000**. She stated that this parcel had been appraised in order to enter the VOF Easement program and that appraisal was over a million dollars less than the County's 2010 assessment. She stated that the small house was really just a guest house and used the same septic and water as the main house and probably we should eliminate the 3rd homesite and add the acre back into the residual. Half of the asphalt paving has been remove leaving only 2500' x 10'. Maybe we could change the effective year of the main house to get a little closer to their appraisal.

Ninth Appointment: 3:49 PM Debra Murphy **6914-83-5944-000**. She stated that her houses and pool had been vandalized by the previous owner when the bank repossessed this parcel. The assessor went to this property in February 2009, then the bank repossessed in the late summer and the current owners bought it in November 2009 after trying many times to get an appraisal close to the \$300,000 that they paid for it. This is under half of what we have it assessed at, so in this case maybe we should do an EO factor and come back to it when the repairs have been made? Did they get a building permit to do this work? And the BOE should have pictures for the files showing this destruction.

Tenth Appointment: 4:10 PM Skip & Ann Ashby **6955-26-1231-000 & 6955-23-7657-000**. They stated that the first one was O.K. (**6955-26-1231**) but the other one (**6955-23-7657**) had a higher homesite value than their other property. This should be changed to \$100,000 to match the other.

Eleventh Appointment: 4:35 PM Robert Samia(1st parcel), Fifth Street Enterprises (for remainder) **6984-42-4640-000, 6984-42-4467-001, 6984-42-4467-002, 6984-42-4467-003, 6984-42-5331-001, 6984-42-5331-002, 6984-42-5331-003, 6984-42-5331-004, 6984-42-3366-000, 6984-42-4261-000 & 6984-42-5471-000**. He stated that the total taxes this year was 50% higher than what he paid last year. He would feel comfortable with a 25% increase if there must be an increase. The buildings are not putting on the value, it is the common element and perhaps by reducing that by \$1 a sq. ft. it would make the condominiums work out. On the 1st parcel (**6984-42-4640-000**) the land is \$20 a sq. ft. which is high for this area.

Motion is Made to Adjourn: Meeting adjourned at 5:30PM

Submitted by: Madeline A. Simmons, Secretary, May 10, 2010

Approved May 13, 2010 by John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member